

**Jacksonville, FL
Southside Retail Center
FOR LEASE**

Deerwood Commons



Property Description:

Deerwood Commons is an upscale, high end retail development located in Jacksonville, FL. The site has outstanding visibility along Southside Blvd with more than 53,000 cars per day passing directly by the site. The project is easily accessible located at a signalized intersection. Units are available from +/-1,400sf up to a maximum of +/-14,000sf contiguous and will be delivered in "vanilla shell" condition.

Area Description:

The site is located in the dynamic Southside submarket and is centrally located within Jacksonville, FL. The day time demographics are very strong with over 10 million square feet of office space within just a few miles of the site. Population demographics for 2007 are estimated to be over 177,000 people within a 5 mile radius and the 2000 census is over 158,000. There are three existing hotels in the immediate area with approximately 350 rooms (Springhill Suite, Hampton Inn & Hilton Garden Inn). Existing major retailers in the immediate area includes Publix, Tinseltown Theatres (20 screens), Costco, Dick's Sporting Goods, Dillards, Staples, Target, Ross, DSW and many more.

Property Address:

Intersection of Southside Blvd. & Gate Parkway,
Jacksonville, FL Duval County

Retail Space Available:1,400sf-14,000sf

Total Retail: +/- 60,000sf of Retail Space

Total Site Size: +/- 7.71 acres

Est. Delivery Date: 2nd Q 2008

Base Rate: \$28-\$30psf

Pass Thru Expenses: estimated @ \$5.50psf

TI Allowance: negotiable

Zoning: PUD

Notice of Disclaimer: Details contained herein are believed to be correct, the information is subject to errors, omissions, price changes, or withdrawal without notice.

Site Plan



● Leased

Site Summary ~7,600,000 SF

A-1: 1,760SF	C-1: 1,704SF	E-1: 1,200SF
A-2: 1,467SF	C-2: 1,704SF	E-2: 1,200SF
A-3: 1,467SF	C-3: 1,704SF	E-3: 1,200SF
A-4: 1,766SF	C-4: 1,671SF	E-4: 2,691SF
A-5: 7,688SF	C-5: 1,466SF	E-5: 2,686SF
B-1: 1,991SF	D-1: 1,803SF	E-6: 1,200SF
B-2: 1,524SF	D-2: 1,387SF	E-7: 1,200SF
B-3: 1,466SF	D-3: 1,387SF	E-8: 1,200SF
B-4: 1,351SF	D-4: 1,387SF	E-9: 1,200SF
B-5: 1,466SF	D-5: 1,803SF	E-10: 1,440SF
B-6: 1,524SF	D-6: 1,433SF	